

what to expect
when buying your home

BUYERS' GUIDE



TEAM AFA

At William Raveis Real Estate

Thank you for choosing Team AFA at William Raveis Real Estate to help you purchase your new home. As the #1 Real Estate Team in Fairfield County we make you our top priority. Our focus is to help you learn the market, select the right home for you and negotiate the best price.

BUYERS' GUIDE



Team AFA at William Raveis Real Estate is recognized by Real Trends' Annual Report as the #1 Team in CT



Should you buy your home during the Spring market when there are many houses to pick from? What about the Fall, when some sellers may have dropped their price and be more anxious to sell?



WHEN'S THE BEST TIME to buy?



Summer? Winter?
The ideal time to buy is when you have all of your finances in order and are emotionally ready to make a move.



the first 3 steps to...

1. Identify top priorities of what you would like in your new community...

small town, top-rated schools, neighborhood parks, walk-to-town, beach community, countryside, horse trails, arts and culture, libraries, restaurants, etc.



and your new home...

colonial, cape, antique, one-story living, number of bedrooms and baths, big back yard, open floor plan, patio or deck, updated kitchen & baths, fixer-upper, finished basement, porch, swimming pool, etc.



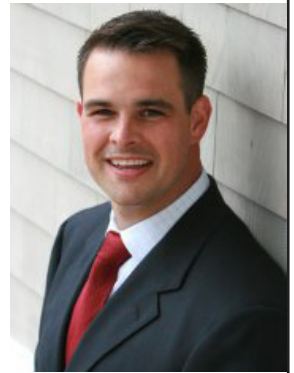
... BUYING A NEW HOME

2. Determine your buying power and be ready to purchase by securing a certified pre-approval

Jorge is Team AFA at William Raveis Real Estate's Mortgage Banker. He is also the Regional Vice President of Sales for William Raveis in SW CT, NY and FL. With more than two decades of experience as a mortgage banker, he is recognized as one of the top bankers in the country annually with both company and national publication awards. He has been named one of the "Top 200 Originators in the U.S." by the Scotsman Guide, "Top 1% Mortgage Originators" by Mortgage Executive, and a "Five Star Mortgage Professional" by Westchester Magazine. Jorge offers buyers the rare depth of knowledge needed for a full-spectrum of mortgage scenarios and products. Those products include: 15 and 30 year fixed rate mortgages, adjustable rate mortgages, jumbo, super jumbo, second mortgages, Home Equity Lines of Credit, new construction, FHA, VA, CHFA. Contact Jorge to get a Certified Pre-Approval before you begin our new home search and obtain greater financial strength and bargaining power when you present your offer.

William Raveis Mortgage is licensed to originate loans in Connecticut, Massachusetts, New Hampshire, New York, and Rhode Island.

For more details on these or other loan programs, please contact me today.



Jorge L. Rivera
Mobile: 203.913.1633
Jorge.Rivera@Raveis.com

William Raveis
Executive Mortgage Banker
NMLS MLO ID#12303

3. Prepare your home for sale if you need the proceeds to purchase your new home

See our **SELLERS' GUIDE** for more information

What to expect...

When you entrust Team AFA at William Raveis Real Estate with the purchase of your new home, you immediately have a team of professionals by your side. Our goal is to achieve 100% client satisfaction.

The process:



- Your afa agent will provide you with town tours and town information
- Educate you on local market conditions
- Connect you to Listingbook in order to have the most updated info on actives & solds in the area
- Help identify your top needs & wants in your next home
- Apprise you of inventory updates as they occur

- Tour homes with you and determine the value of each offering
- Negotiate the best price
- Manage the transaction including the home inspection
- Lead the process from beginning to end - until you get to the closing table



...when **BUYING YOUR HOME**

Scheduling appointments to see homes:

We recommend scheduling showings at least a day prior to when you would like to tour. We will only be able to show homes with confirmed appointments. While home sellers try to be accommodating, it's important to remember they like to prepare their home so that it looks its' best.

Your afa realtor will:

- Schedule all showing appointments
- Follow-up with questions you might have and share your feedback

We recommend limiting your home tours to a maximum of 4-5 homes per day.

Submitting an offer:

When you find the home you love, your afa realtor will provide you with a market analysis to give you insight into the value of the home and discuss a negotiation strategy.

To submit an offer to purchase you will need the following:

- Signed binder
- Mortgage pre-approval letter
- Check for 1% of the purchase price
- Signed disclosures (provided by the seller)



WHAT TO EXPECT once you have an accepted offer

An accepted offer is when you have a fully executed binder with an agreed to purchase price and terms. At this time you should call your real estate attorney to initiate the purchase. Your Team AFA agent will send a copy of the binder to your attorney. The following events will then take place:

Home Inspections

- The home inspection is conducted at the buyers' expense within 7-10 days of the executed binder and takes approximately three to four hours to complete, depending on the size of home.
- It's important you attend the inspection with your afa realtor.
- The inspection can include the condition of the home, evidence of termites, condition of the well and/or septic system, radon level, the pool and oil tank if applicable.
- If a home inspector identifies issues that need to be resolved, your afa realtor will discuss them with you and recommend a strategy to negotiate the items of most concern.
- The terms of the binder may need to be adjusted, depending on what happens with negotiations. At this time the buyers are free to negate the binder if so desired and have their 1% deposit returned.

Contracts

- While inspections are being completed, the sellers' attorney will draft a contract and send it to your attorney.
- Within 10 days of the date of executed binder, after inspection items have been resolved, you will sign a contract and pay the balance of the deposit, typically 10% of the purchase price. This deposit is held in the sellers' attorney's escrow account.



Mortgage Contingency

- If you're getting a mortgage, notify your mortgage broker as soon as you have an accepted offer. Your broker will need a copy of the signed contract as soon as it's ready.

Team AFA at William Raveis Real Estate is recognized by Real Trends' Annual Report as the #1 Team in CT

- You will be required to provide information to your mortgage company to qualify for the loan by your mortgage contingency date.
- The lender will send a licensed appraiser to the sellers' home to assess the market value, typically within 1-2 weeks after signing contracts.

Getting Ready to Move

- Once the mortgage contingency is fulfilled, there will be details for you to attend to including scheduling a mover and switching over utilities.
- Please refer to the Closing Checklist at the end of this booklet.

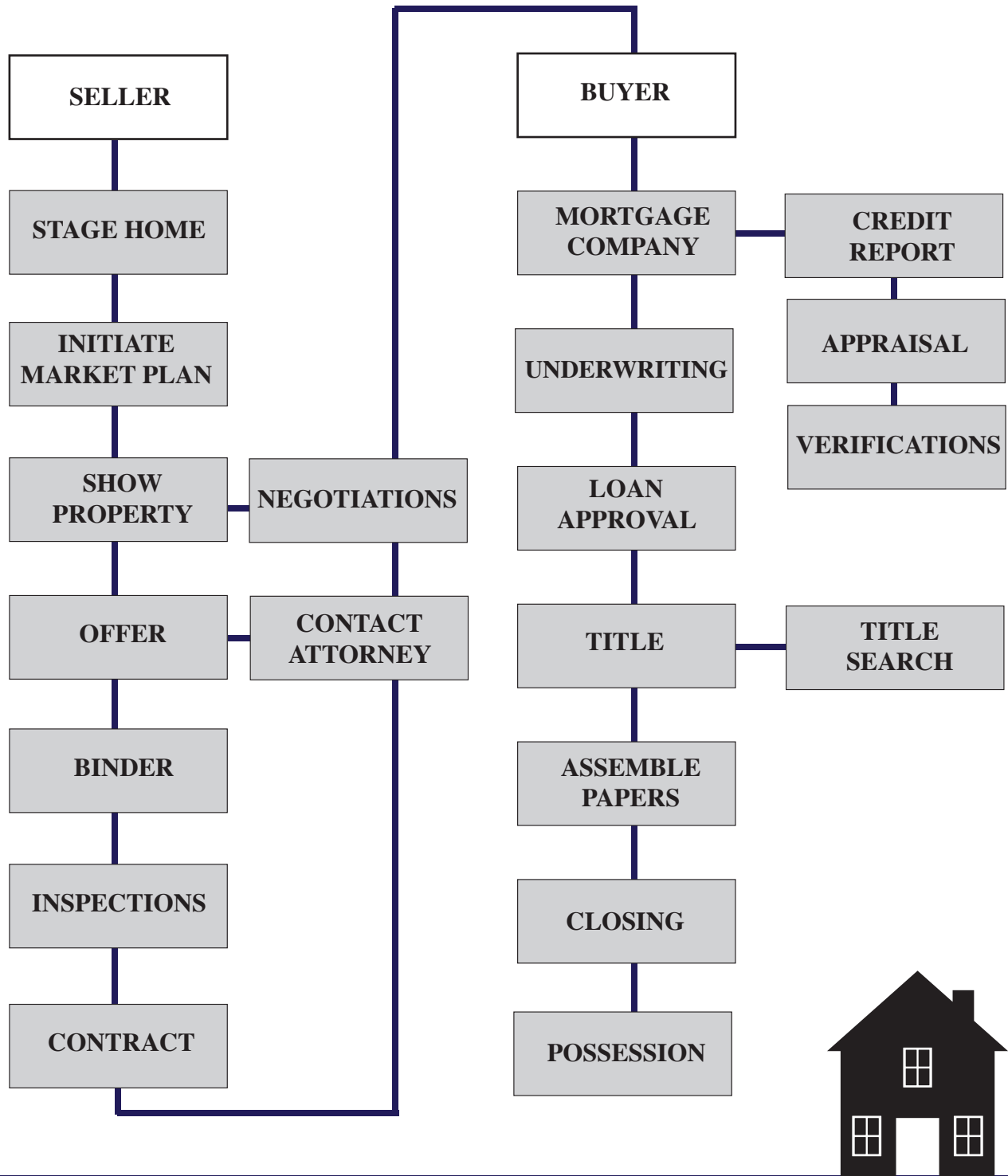
Closing

- The closing is typically scheduled by your attorney and held at the sellers' attorney's office.
- The day of the closing you and your afa realtor will conduct a walk-through in the morning to ensure the home is in the same condition as when it bindered. The home should be broom clean and cleared of all personal belongings.
- You will receive all keys and remote openers to the home at the closing.
- All warranties and appliance instruction booklets should be left for the new home owners.



CONGRATULATIONS ON THE PURCHASE OF YOUR HOME!

steps in the home buying process...



ESTIMATED CLOSING COSTS

COSTS ON THE SALE OF A PROPERTY

State Conveyance Tax	.75% x Sales Price (1.25% x Sales Price over \$800,000)
Local Conveyance Tax	.25% x Sales Price
Realtor Fee	6% (varies)
Attorney Fee	\$1,000+ (varies)
Real Estate Taxes	Unpaid Amount
Mortgage Payoff	Unpaid Balance
Administrative Fee	\$295

COSTS ON THE PURCHASE OF A PROPERTY

Home Inspection Fees	\$500-1,500 (often includes some of the items below)
Pool Inspection only	\$450-550
Radon only	\$300
Septic Inspection & Cleaning Only	\$250-350 for inspection, \$275-350 depending on tank size
Well Inspection & Water Test Only	\$350-550 depending on type of water tests ordered
Termite Only	\$150-250
Mortgage Fees Include:	\$5,000+ (varies)
Application	\$395 (often includes appraisal cost)
Appraisal	\$395
Points	0 pts to 3 pts
Attorney Fees Include:	\$1000+ (varies)
Title Search	\$350
Recording Fee	\$350
Title Insurance	\$275 per \$100,000
Tax Escrow	Determined by Lender, usually 6 months
Tax Adjustment	Buyer reimburses seller for pre-paid real estate taxes
Interest Adjustment	Per Diem from closing date to end of month
Homeowners Insurance	\$800+ depending on the property
Administrative Fee	\$295
Other Adjustments	Varies
Utilities (oil, water, propane)	
Common Charges (condominium)	
Association Fees	

BUYERS CLOSING CHECKLIST

Once you have satisfied your mortgage contingency and
have finalized a closing date, you can:

Notify utility companies of your move

Electric Gas/Oil Water/Sewer Homeowner Insurance
Telephone Cable Sanitation

Notify others of your change of address

Relatives/Friends	Banks
Post Office	Investment Firms
Health Insurance	Clubs
Credit Cards	Dept of Motor Vehicles
Car Insurance	IRS
Social Security	Doctors/Dentists
Life Insurance	Schools
Newspapers	Magazines



AFA OFFICES



FAIRFIELD/SOUTHPORT OFFICE
75 Station Street • Southport, CT 06890
203-256-3264



DARIEN OFFICE
975 Boston Post Road • Darien, CT 06820
203-655-5358

www.afahomes.com

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Al Filippone
Cell: 203-856-7781
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**Social Media and
Marketing Manager**

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**William Raveis
Executive Mortgage
Banker**

Jorge L. Rivera
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jorge.rivera@raveis.com

About Team AFA

Al N. Filippone began his career in real estate in 1987. Driven by his unique marketing style and results oriented objective, he quickly became a leader in his field. Within a short period of time his customer base broadened to the extent that Al needed support to exceed the high level of service that his clients were accustomed to. Thus he became the first local realtor to form a team.

Team AFA at William Raveis Real Estate has offices located in the heart of Darien and Fairfield and brings a unique perspective to real estate service. Inspired by our culture of excellence and equipped with decades of experience, we are committed to providing you with an added dimension of service. With a support staff that far exceeds other firms in terms of numbers, disposition, and skill level, Team AFA simply has more resources than its competitors. For buyers, a team of over thirty sales specialists equips us with more flexibility, training, and experience in all market conditions - so vital in accommodating your demanding schedule and going beyond your expectations. Sellers are elated with the scope of our seamless infrastructure, making their transition as smooth as possible.

Yet our greatest asset is our agent training and the value that we bring to our clients. While our staging division and skill at pricing have a lot to do with that, perhaps the most impactful element is the fact that agents at Team AFA have passed the AFA Master Series of Negotiations, an intense six week negotiating series and exam with live interaction and role playing. *On average, our listings sell for 2% more than those listed by our competitors. Our in-house social media expert also plays a significant role in that.*

These are just a few of the many reasons that Team AFA has been consistently ranked by Real Trends' Annual Report as the #1 Team in all of Connecticut*.

We look forward to helping you realize your dreams and are confident that you will feel we exceeded your every expectation.

- Unique boutique with resources of more than \$5 Billion in annual sales
- Client Service Managers Dedicated to you
- In-House Social Media Expert
- Master Series on Negotiations
- Highest Support Staff/Agent Ratio in the area
- Knowledge, Experience, Professionalism

*Based on Sales Volume

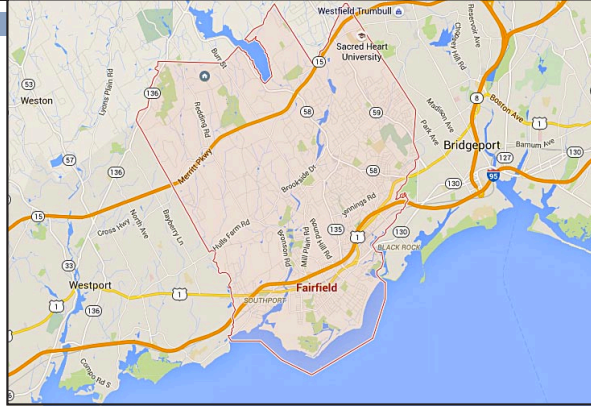
Over \$3 Billion in Sales

As your Exclusive Buyer Agent, this is my pledge to you:

1. I will make you my **top priority**. With our Exclusive Buyer's Agreement, you will be at the "top of my list" to contact regarding new inventory as it hits the market, and with servicing all of your real estate needs.
2. I am furnishing you with the most comprehensive **Buyer's Information Guide** that the industry has to offer. The Team AFA Buyer's Guide contains invaluable information on the home buying process and information specific to the towns that you are considering.
3. I will provide you with **instant market updates & weekly reports, monthly snapshots and live market activity** on afahomes.com.
4. I will provide you with **local school reports** and assist you in making appointments with school personnel at the schools of your choice.
5. With the cohesiveness of our distinct team approach, I will provide you with more **flexibility** than any other agent, accommodating your busy schedule and meeting your needs as they arise!
6. I will provide you with **direct access** to corporate housing and short-term rentals.
7. With our resources of AFA agents throughout Fairfield County, whenever appropriate I will arrange representation by other Top Producers in communities beyond my expertise.
8. I will prepare a **competitive market analysis** of any home that interests you to give you in-depth insight into its value.
9. As a full-time Realtor at New England's #1 team, you will receive the many benefits of working with a **Top Producer**. The networking trail that Al Filippone Associates has blazed throughout Fairfield County and beyond will be a tremendous advantage to you in many ways.
 - We will strive to provide you with access to in-house properties before they are listed through MLS, thus keeping you ahead of the exposure curve.
 - A history of demonstrating great success and creativity in helping buyers overcome the many challenges that may occur during the home buying process.
 - Our experience and skill at negotiating can be instrumental in helping you secure the home of your dreams while saving you thousands.
10. Access to our Smarter Agent App via afahomes.com, providing you with live and immediate entry to every home on the market in Fairfield County.

Over \$3 Billion in Sales

town of *fairfield*



Population 60,000 Residents

Fairfield, Connecticut is a charming and thriving town featuring five miles of shoreline on the Long Island Sound. Fairfield has five town beaches, a lake, two universities, numerous parks, open spaces, riding trails and ball fields, two public golf courses, and a vibrant array of restaurants and stores. Family-oriented Fairfield also has top-notch, high performing public schools with rich academic programs.

southport is a neighborhood within the town of Fairfield. It has its' own charming downtown, most of which is in the historic district, and a separate zip code. Southport is also home to Pequot Yacht Club.

Fairfield is consistently ranked in the top 50 in CNN/Money Magazine's best towns in which to live, noted for its flourishing downtown area and restaurant scene, beaches and quality education system.

distance from new york city only 50 miles from New York City, Fairfield is easily accessible to I-95 and the Merritt Parkway and has three train stations on the Metro North line that extend from New Haven, Connecticut to New York's Grand Central Terminal. To visit the stations use the gps addresses below:

Fairfield Town Center Train Station – 165 Unquowa Road, Fairfield CT
Fairfield Metro Train Station – 61 Constant Comment Way, Fairfield CT
Southport Train Station – 96 Station Street, Southport CT

area amenities

Fairfield residents enjoy a wealth of recreational & cultural opportunities



Beaches the town has 5 miles (8 km) of Long Island Sound coastline including five town beaches which are staffed by lifeguards during the summer, and miles of privately owned beach which are open to the public below the high tide mark.



South Benson Marina is a town-owned facility providing 600 boat slips which residents can rent for the summer.

Ye Yacht Yard, a town-owned facility on picturesque Southport Harbor, provides boat launch services to residents, and access to moorings in Southport Harbor. Ye Yacht Yard is also the location of Community Sailing of Fairfield, whose members share use of two 18-foot sailboats.



Lake Mohegan, which includes waterfalls called The Cascades, is a popular destination for dog walkers and hikers.

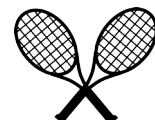


Fairfield Audubon Society, the **Birdcraft Museum** and the various open spaces such as **Brett Woods** are great places to hike, picnic and explore.



Fairfield Bridle Trails Association offer many opportunities for trail riding throughout Fairfield, especially in the Greenfield Hill section of town and on Penfield Beach during certain months of the year.

Fairfield offers outdoor tennis courts and **Fairfield Tennis** on Old Dam Road with indoor year round play.



H. Smith Richardson Golf Course offers an 18-hole course and the **Carl Dickman Par 3** course offers a recreational one for golfers of all ages.



Sportsplex@Fairfield is a privately owned facility located in downtown Fairfield and offers athletic activities such as ice skating, indoor climbing, indoor soccer and gymnastics.

town of *fairfield*



The Fairfield Theatre Company, a not-for-profit organization offers live entertainment throughout the year focusing on music, drama and dance.



Regina A. Quick Center for the Arts, on the campus of Fairfield University, offers many events including popular and classical music, dance, theatre, programs for young audiences, and the noted Open VISIONS Forum lecture series which feature eminent opinion-makers, artists, authors, political commentators, and learned contributors to the humanities and sciences.



Three Public Libraries for the community to enjoy. Fairfield Main Library, Fairfield Woods Branch Library and Southport's Pequot Library.



Fairfield Parks & Recreation Department offers hundreds of programs for adults and children, including basketball and soccer leagues, tennis, summer camps for elementary and middle-school kids, swimming, adult fitness and many summer programs to name a few. This is also where you purchase your Beach Sticker which will allow access to all Fairfield beaches, marina and the dump.



Fairfield has private golf and country clubs in the area as well and the **YMCA** downtown offers swimming lessons year round.



schools

fairfield, ct

The education of Fairfield's children is a top priority in town and is evidenced by the top-notch public schools. Fairfield has 11 elementary schools, 3 middle schools, and 2 high schools—in addition to an early childhood learning center and an alternative high school. Students also have access to such magnet programs as the Regional Center for the Arts in Trumbull, the Center for Global Studies in Norwalk and the Aquaculture School in Bridgeport.

Fairfield consistently outperforms the rest of the state in standardized tests from elementary through high school and 90 percent of high school students graduate and go on to higher education.

Fairfield Board of Education – 203-255-8277

ELEMENTARY SCHOOLS

Burr	1960 Burr Street	203-255-7385
Timothy Dwight	1600 Redding Road	203-255-8312
Holland Hill	105 Meadowcroft Road	203-255-8314
Jennings	31 Palm Drive	203-255-8316
McKinley	60 Thompson Street	203-255-8318
Mill Hill	635 Mill Hill Terrace, Southport	203-255-8320
North Stratfield	190 Putting Green Road	203-255-8322
Osborn Hill	760 Stillson Road	203-255-8340
Riverfield	1625 Mill Plain Road	203-255-8328
Roger Sherman	250 Fern Street	203-255-8330
Stratfield	1407 Melville Avenue	203-255-8332

schools

fairfield, ct

MIDDLE SCHOOLS

Fairfield Woods Middle School	1115 Fairfield Woods Road	203-255-8334
Roger Ludlowe Middle School	689 Unquowa Road	203-255-8345
Tomlinson Middle School	200 Unquowa Road	203-255-8336

HIGH SCHOOLS

Fairfield Warde High School	755 Melville Avenue	203-255-8354
Fairfield Ludlowe High School	785 Unquowa Road	203-255-7200

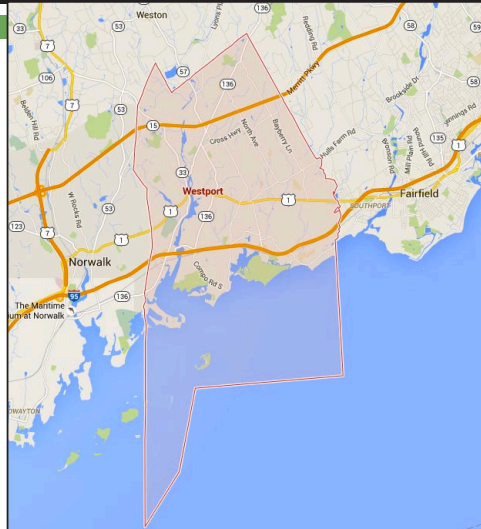
FAIRFIELD IS HOME TO MANY PRIVATE SCHOOLS, INCLUDING:

Fairfield Country Day School	2970 Bronson Road	203-259-2723
St. Thomas Aquinas Catholic School	1719 Post Road	203-255-0556
Fairfield College Preparatory School	1073 North Benson Road	203-254-4200
Notre Dame Catholic High School	20 Jefferson Street	203-372-6521
Our Lady of the Assumption School	605 Stratfield Road	203-334-6271
The Unquowa School	981 Stratfield Road	203-336-3801
Eagle Hill – Southport	214 Main Street	203-254-2044
Giant Steps School – Southport	309 Barberry Road	203-254-3491
St. Catherine Academy	760 Tahmore Drive	203-540-5381
Great Beginnings Montessori	148 Beach Road	203-254-8208

FAIRFIELD IS ALSO THE PROUD HOME TO TWO ACCOMPLISHED UNIVERSITIES:

Fairfield University	1073 North Benson Road	203-254-4000
Sacred Heart University	5151 Park Avenue	203-371-7999

town of *westport*



Population 27,000 Residents

Throughout the years Westport has become one of the most affluent suburbs in America, culturally rich and filled with a blend of old Yankee farmers, academics and professionals from all fields, reflecting quite an international flavor. It still retains the old New England small-town charm though, especially in the lovely downtown area along the Saugatuck River and the historical neighborhoods in town.

Long known for its' artistic community, Westport continues to attract artists and people who care about keeping it special. The town's schools are consistently ranked as some of the best in the state.

distance from new york city only 40 miles from New York City, Westport is easily accessible to I-95 and the Merritt Parkway and has two train stations on the Metro North line that extend from New Haven, Connecticut to New York's Grand Central Terminal. To visit the stations use the gps addresses below:

Saugatuck Train Station – 45 Railroad Place, Westport CT
Greens Farms Train Station – 2 Post Office Lane, Westport CT

area amenities

Westport residents enjoy a wealth of recreational & cultural opportunities



Beaches Westport has many miles of coastline on Long Island Sound providing residents with access to three town beaches; **Compo, Burying Hill** and **Old Mill**. All of Westport's waterfront properties are open with lifeguards on duty from Memorial Day through Labor Day at Compo and Burying Hill Beaches.



There are two marinas maintained by the Town of Westport as well as places to launch boats. **Ned Dimes Marina** (adjacent to Compo Beach) and **E.R. Strait Marina** located in Longshore Club Park.

Launching is available at **Compo Beach, Longshore** and **Sherwood Mill Pond Preserve**.



Longshore Club Park • Westporters can enjoy various recreational activities throughout the year at Longshore including 3 town pools, the renown **Longshore Sailing School**, the 18-hole **Longshore Club Park Golf Course**, tennis and paddle tennis courts, playground and an outdoor ice skating rink.  **The Inn at Longshore** is great for many types of events and offers dining and 12 lovely guest rooms.



There are three additional all-weather tennis courts available to residents including one at **Staples High School**.

In addition to the swimming pools at Longshore, the one at **Staples High School** is available to all Westport residents, ages 6 and up, and their guests for recreational and lap swimming during posted hours.



The **Westport Weston Family YMCA** offers swimming lessons for all ages, aqua fitness and lifeguard training, to name a few.



The **Westport Community Gardens** provides garden plots to residents of all ages who can share the enjoyment of growing their own food and flowers. This is a true community of gardeners.

town of *westport*



Westport is committed to preserving open space and offers residents acres of it with 21 town parks, including the well known dog walking park, **Winslow Park**. The 39-acre **Newman-Poses Preserve**, part of the Aspetuck Land Trust has well-established trails through woodland, wetlands, open fields and a trail beside the Aspetuck River.



Sherwood Island State Park, a Connecticut state park on the shore of Long Island Sound covers 238 acres of beach, wetlands and woodlands. A great spot for a picnic! (Note: there's a fee to enter the park)



The Main Street in downtown Westport is alive with trendy shops and restaurants offering residents the best of upscale shopping in a New England town setting. Theater and arts abound at the **Levitt Pavillion**, the **Westport Country Playhouse**, the **Westport Arts Center** and the **Rolnick Observatory**, open to the public every Wednesday night from 8-10 pm, if the skies are clear.



The **Parks and Recreation Department** maintains a full inventory of athletic fields to support a vigorous community athletic program. Four artificial turf fields and more than 20 grass fields play host to thousands of youth and adult practices and contests each season.



Westport Public Library located right on the Saugatuck River is a community gem offering a variety of enriching programs and events throughout the year.



For horse trail riding contact the **Fairfield Bridle Trails Association**. **Private Fairfield County Hunt Club** offers horse stables and an indoor riding arena. Westport has additional private country clubs offering tennis, swimming and golf.

schools

westport, ct

A top-rated school system is a priority for this community and Westport consistently performs. Academics, extracurriculars, educational outcomes and teachers are some of the areas where Westport schools earn top marks. Westport has 5 elementary schools, 2 middle schools and one high school.

Westport Board of Education – 203-341-1026

ELEMENTARY SCHOOLS

Coleytown	65 Easton Road	203-341-1700
Greens Farms	17 Morningside Drive S.	203-222-3600
Kings Highway	125 Post Road	203-341-1800
Long Lots	13 Hyde Lane	203-341-1900
Saugatuck	170 Riverside Ave.	203-221-2900

MIDDLE SCHOOLS

Bedford	255 North Avenue	203-341-1600
Coleytown	88 North Avenue	203-341-1500

HIGH SCHOOL

Staples	70 North Avenue	203-341-1200
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WESTPORT IS HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING:

Greens Farms Academy	35 Beachside Avenue	203-256-0717
Pierrepont School	1 Sylvan Road N.	203-226-1891
Seton Academy	37 Long Lots Road	203-341-4506

town of *easton*



Population 7,500 Residents

Easton, Connecticut is an oasis of rural charm in busy Fairfield County. Home to award winning schools, more than twenty working farms, and with over one third of its land forever preserved with pristine streams full of trout and four reservoirs lying all or partially within its boundaries, Easton is a proud guardian of the region's drinking water supply.

Easton contains the historic district of Aspetuck, which occupies about 80 acres on the banks of the Aspetuck River and includes the oldest section of Easton. This bucolic part of town is significant because it embodies the distinctive architectural and cultural-landscape characteristics of a farming community from the late colonial and early national periods.

A fun fact - the 2009 Rockefeller Center Christmas Tree in New York City was a 76-foot Norway Spruce donated from a private residence in Easton.

distance from new york city Manhattan is just 60 miles away with easy access to Interstate 95 and the Merritt Parkway. Residents can also access Metro North train service from Fairfield.

area amenities

Easton residents enjoy a wealth of recreational & cultural opportunities



Farms Easton is rich with local farms. Pick your own apples and pumpkins, enjoy fresh cider and pies or tour the petting zoo at **Silverman's Farm**. Cut your own Christmas trees at **Maple Row Farm**. **Sport Hill Farm** provides fresh, healthy and organic produce in addition to seasonal activities for the whole family. Find organically composted manure, mulch, gravel and seasoned firewood at **Snow Farm** and don't forget fresh eggs and produce at **Sherwood Farm**. These are a hint of just some of the farms you will find in Easton.



The Easton Community Center provides cultural, educational, recreational and social opportunities for teens and adults within the greater Easton community. Youth sports, adult fitness, summer camps, enrichment programs, indoor rock-climbing and adult sports leagues are just some of the offerings.



Trout Brook Valley is preserved forever as open space and has almost 14 miles of hiking trails showcasing New England nature at its best, scenic overlooks and lush apple & blueberry orchards. Two of the trails are designed for equestrian use and several trails are linked to the extensive trail systems in the adjoining Jump Hill and Crow Hill Preserves. Hunting is permitted in limited areas in season by permit only.



Easton Parks and Recreation offers a variety of activities including tennis, basketball, baseball clinics, acting, science & chess clubs, the Easton Arts Center with after school music and arts classes and much more.



The Connecticut Golf Club, a golf retreat in the middle of a stunning New England landscape was designed to create ideal playing conditions for members who are interested in playing golf and is devoted primarily and exclusively to the playing of the sport.

town of *easton*



Beaches Easton residents may purchase a non-resident seasonal beach sticker in order to use the Fairfield beaches.

schools

easton, ct

As a community of learners, Easton takes great pride in its award-winning schools. The Easton community shares Joel Barlow High School with its Redding neighbors.

Easton Board of Education – 203-261-2513

Samuel Staples ELEMENTARY SCHOOL	515 Morehouse Road	203-261-3607
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Helen Keller MIDDLE SCHOOL	360 Sport Hill Road	203-268-8651
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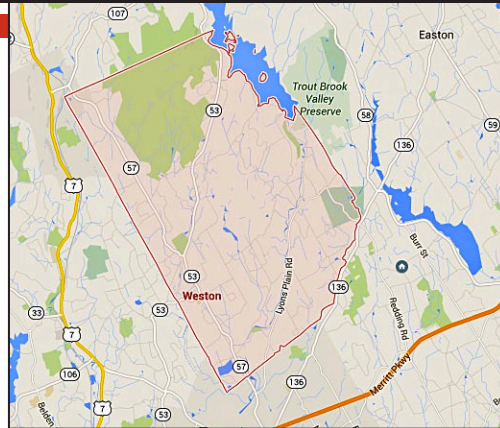
Joel Barlow HIGH SCHOOL	100 Black Rock Turnpike	203-938-2508
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EASTON IS HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING:

Easton Country Day School	660 Morehouse Road	203-268-5530
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town of *weston*



Population 10,000 Residents

Weston is a lovely, historic New England town that values its natural rural beauty of open space, land and the noteworthy Saugatuck Reservoir. It's among the most affluent communities in the United States and in 2011 was named by Connecticut Magazine as the number one town in Connecticut for towns with populations of 10,000–15,000. The rating considers education, crime, economy, cost and leisure.

Aside from a handful of stores that form the town's charming center, Weston has little commercial development. Most of Devil's Den Preserve, a 1,756-acre nature reserve, which gets 40,000 visits a year, is located in the town, adding to its bucolic character. Residential development is limited by two-acre zoning.

Weston offers top-ranked public schools on a unified campus and is committed to educational innovation and personalized attention to all students.

distance from new york city Manhattan is just 45 miles away with easy access to Interstate 95 and the Merritt Parkway. Residents can also access Metro North train service from Westport or Wilton.

area amenities

Weston residents enjoy a wealth of recreational & cultural opportunities



Nature Preserves & Open Space Weston values its natural surroundings -- residents enjoy the 1756-acre **Devil's Den** and the 900 acres of **Asputuck Land Trust** property that are open to hikers, and cyclists; World-class fly fishing can be found in Weston's **Saugatuck River**.



Bisceglie Park home to three of the fields used for Weston Little League as well as the playground and swimming pond monitored with lifeguards by Parks and Recreation.



Weston Parks and Recreation offers a wide variety of programs for children and adults. Tennis, swimming, track and soccer facilities are available to town residents during designated hours. Along with the athletic facilities on school property, the town maintains three Little League fields at **Bisceglie Park** and seven soccer and softball fields at the **Moorehouse Fields** complex. Nearby private clubs offer many amenities, such as golf, tennis, keet, and platform tennis.



Lachat Town Farm the historic farm, donated to the town by a longtime resident, is now home to community farming plots, and the original farmhouse and outbuildings are being carefully restored. Plans are underway for extensive community farming and gardening education at the farm.



Weston Swimming a year round competitive USA Swimming program. USA Swimming is the national governing body for competitive swimming in the United States.

town of *weston*



Beaches Compo Beach in Westport is accessible for Weston residents who purchase a seasonal beach pass.

schools

weston, ct

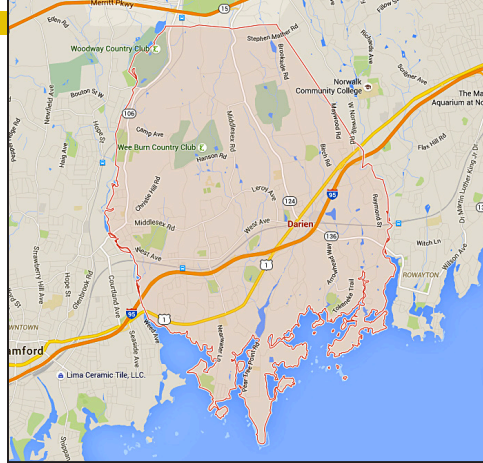
According to the 2105 Niche rankings, Weston High School was rated as the best public high school in Connecticut. In 2013, Weston High School was recognized as a national Blue Ribbon School, placing it in the top 1% of schools in the country. Small class sizes and an individualized approach is the hallmark of a Weston education.

Weston Board of Education – 203-291-1400

Hurlbutt ELEMENTARY SCHOOL	9 School Road	203-557-5900
Weston INTERMEDIATE SCHOOL	95 School Road	203-291-2700
Weston MIDDLE SCHOOL	135 School Road	203-291-1500
Weston HIGH SCHOOL	115 School Road	203-291-1600

TEAM
/AFA
At William Raveis Real Estate

town of *darien*



Population 21,500 Residents

Darien, Connecticut is a desirable waterfront community located along Long Island Sound and the picturesque Five Mile River. Roughly 13 square miles of land, it's the smallest town on Connecticut's Gold Coast, yet boasts 16.5 miles of coastline and five harbors.

Situated between Stamford and Norwalk, it's convenient to shopping and dining in neighboring towns as well as an easy and direct commute to Grand Central Station, in Manhattan.

Darien is recognized for its top-rated public schools and enjoys two public beaches, eleven parks, several private country clubs, the public Darien Boat Club and Noroton Yacht Club.

distance from new york city Manhattan is just 43 miles away with easy access to Interstate 95 and the Merritt Parkway. Darien has two train stations on the Metro North line that extend from New Haven, Connecticut to New York's Grand Central Terminal:

Noroton Heights Train Station
Darien Train Station



area amenities

Darien residents enjoy a wealth of recreational & cultural opportunities



Beaches Darien has two beautiful beaches. **Weed Beach** has recreational facilities including tennis & racquetball courts, picnic areas and hiking trails. **Pear Tree Point Beach** is located at the mouth of the Goodwives River and has a gazebo overlooking the Sound, picnic areas, a bath house, concession stand and boat launch ramp.



Parks & Nature Preserves There are many to choose from! To name a few, 27+ acre **Cherry Lawn Park** offers tennis courts, a basketball court, community gardens, playground area, softball field and walking trails. **Baker Park** has softball and soccer fields and 28-acre **Selleck's Woods Nature Preserve** contains an extensive trail system through densely wooded areas. **Woodland Park Nature Preserve** is 64+ acres with trails that take hikers around two ponds, a stream, footbridge, ornamental plantings and an archaic stonewall.



Darien Community Association Bird Sanctuary & Nature Trail Open to the public, visitors enjoy a leisurely hike past various natural features including native plants and pollinator-friendly gardens, a rope bridge and waterfall.

Darien Nature Center Offering quality educational programs to families to give a better understanding and appreciation of the natural world.



McGuane Park There are three playfields, batting cages, swings, playground equipment and a community building with concessions and picnic facilities offered, as well as a meeting place for local organizations. **Holahan Field** is used for town baseball and football programs.

town of *darien*



Darien Ice House is one of the original rinks in Fairfield County. It has hosted Olympic figure skating exhibitions, elite youth hockey programs, NHL player-exhibitions and many other youth and high school programs. Public skating is very popular. Food and sports equipment center are also on site.



The Depot is a Youth Center offering various programs and activities throughout the school year for 6th-12th graders, in a judgement-free and safe setting. All public, private or home-schooled teens are welcome.



The **Darien YMCA** offers swimming lessons for all ages, aqua fitness and life-guard training, to name a few.



Darien Senior Center nurtures the physical, intellectual and social well-being of seniors, ages 55+. Providing services to promote healthy living, the Center keeps members connected and integrated into the community.



Darien Library A fourteen-time Library Journal Star Library and one of the busiest libraries in the state.



Darien has several private golf and country clubs in the area as well as private equestrian clubs for horse back riding and lessons.



schools

darien, ct

Darien has a top-rated public school system with a low student-teacher ratio. They continuously score high in academics, teachers, college prep, administration and club/activities offered.

Darien Board of Education – 203-656-7400

Hindley ELEMENTARY SCHOOL	10 Nearwater Lane	203-655-1323
Holmes ELEMENTARY SCHOOL	18 Hoyt Street	203-353-4371
Ox Ridge ELEMENTARY SCHOOL	395 Mansfield Avenue	203-655-2579
Royle ELEMENTARY SCHOOL	133 Mansfield Avenue	203-655-0044
Tokeneke ELEMENTARY SCHOOL	7 Old Farm Road	203-655-9666
Middlesex MIDDLE SCHOOL	204 Hollow Tree Ridge Road	203-655-2518
Darien HIGH SCHOOL	80 High School Lane	203-655-3981

so many towns...



which one is right for you?

visit our Towns page on
afahomes.com for more information